

S U M M A R Y

FILE NO.	2272	Thomas Guide Map No.	474; 475; 505; 504
		Date Received:	01/11/08
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ENTITY	Ronald Wastewater District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	02/25/08
TITLE	Ronald Area	Board Meeting:	02/14/08

Location	The Ronald Annexation area is entirely within the City Limits of Shoreline. The northern most boundary of the site is variously formed by North 190 th Street and North 198 th Street. The western-most boundary is located approximately at Aurora Avenue N. The southern boundary is formed by North 145 th Street (Seattle City limits). The eastern boundary of the site is contiguous with the Lake Forest Park City Limits.
Land Area	Approximately 2660 acres (7390 parcels – 7031 developed parcels; 169 vacant parcels))
Land Uses:	Residential Units; Commercial Area; Public Facilities; Open Spaces; Vacant Land
Population	Estimated at 16,875 people
Assessed Valuation	Approximately \$2,057 million
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan/Zoning:	Residential Uses; Commercial Uses; Mixed Uses; Public Facilities; Open Space
District Comprehensive Plan	Ronald Wastewater District Comprehensive Plan (Adopted 2003)
District Franchise	The City of Shoreline and the Ronald Wastewater District have a Franchise Agreement which provides for service to properties in the Ronald Area.
Urban Growth Area (UGA)	The Ronald Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Ronald Area. A Determination of Non-Significance was issued in December 2007.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Bob Ferguson

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Shoreline; Lake Forest Park; Seattle

Fire Districts: City of Shoreline Fire Department (King County Fire Protection District No. 4); Northshore Fire Department

Water Districts: Shoreline Water District; Lake Forest Park Water District; Northshore Utility District; Seattle Utility District

Sewer Districts: Northshore Utility District; Shoreline Public Works Department; Seattle Public Utilities

School District: Shoreline School District No. 412

SUMMARY - File No. 2272

The Ronald Wastewater District proposes to annex approximately 2660 acres of land (7390 parcels) within the corporate limits of the City of Shoreline. The Ronald Annexation area is entirely within the City Limits of Shoreline. The northern most boundary of the site is variously formed by North 190th Street and North 198th Street. The western-most boundary is located approximately at Aurora Avenue N. The southern boundary is formed by North 145th Street (Seattle City limits). The eastern boundary of the site is contiguous with the Lake Forest Park City Limits.

The Ronald Wastewater District includes the Annexation Area in its Comprehensive Plan. Ronald Wastewater District representatives report that the District is currently serving and has the necessary continuing capacity to serve the Ronald Area. The Ronald Area Annexation is being proposed by the Ronald Wastewater District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Ronald Wastewater District.

The Ronald Wastewater District initiated this annexation proposal pursuant to RCW 57.24.230 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory. A Resolution for Annexation was approved by the District in September of 2007.

Ronald Wastewater District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. The Annexation is also consistent with King County Policy F-203 which calls for the County to work with special purpose districts to define for service requirements and plan for local service provision. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Ronald Wastewater District representatives state that the proposed Ronald Area annexation is also supported by the City of Shoreline Comprehensive Plan. For example, the proposed action is reportedly consistent with Goal UT-1 which addresses objectives and standards for provision of urban services to properties within the City of Shoreline.

Within the Ronald Area Annexation Area a total of 7031 properties are currently being serviced by the Ronald Wastewater District. The remaining parcels are undeveloped. The Ronald Area Annexation will not have any impact on the Area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Ronald Area. The proposal will not affect any other current or future public services (e.g., fire protection, policing, stormwater management, water services, utilities).

Ronald Wastewater District representatives report that this proposed Ronald Area annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Ronald Wastewater District has approved plans, technology, and resources required to provide coordinated, orderly service to properties with the District.

Ronald Wastewater District representatives report that this annexation will enable the District to continue to provide services to the community (both existing uses and future development) and will enhance the opportunities for property owners to participate in the governance of the District.